

United States Department of the Interior  
National Park Service

For NPS use only

National Register of Historic Places  
Inventory—Nomination Form

received SEP 5 1986  
date entered

See instructions in *How to Complete National Register Forms*  
Type all entries—complete applicable sections

OCT 2 1986

1. Name

historic East Side Historic District

and/or common East Side

2. Location

street & number Collyer, from 4th N to 6th; & Emery, from 5th to Long's Peak n/a not for publication

city, town Longmont n/a vicinity of

state Colorado code 08 county Boulder code 013

3. Classification

Category	Ownership	Status	Present Use	
<input checked="" type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture	<input type="checkbox"/> museum
<input type="checkbox"/> building(s)	<input type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial	<input type="checkbox"/> park
<input type="checkbox"/> structure	<input checked="" type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational	<input checked="" type="checkbox"/> private residence
<input type="checkbox"/> site	<b>Public Acquisition</b>	<b>Accessible</b>	<input type="checkbox"/> entertainment	<input type="checkbox"/> religious
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government	<input type="checkbox"/> scientific
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial	<input type="checkbox"/> transportation
		<input type="checkbox"/> no	<input type="checkbox"/> military	<input type="checkbox"/> other:

4. Owner of Property

name Multiple . See continuation sheet.

street & number

city, town \_\_\_\_\_ vicinity of \_\_\_\_\_ state

5. Location of Legal Description

courthouse, registry of deeds, etc. Boulder County Courthouse

street & number 1325 Pearl Street

city, town Boulder state Colorado

6. Representation in Existing Surveys

title Colorado Inventory of Historic Sites has this property been determined eligible? \_\_\_ yes  no

date Ongoing \_\_\_ federal  state \_\_\_ county \_\_\_ local

depository for survey records Colorado Historical Society, OAHP

city, town Denver state Colorado

## 7. Description

<b>Condition</b>		<b>Check one</b>	<b>Check one</b>
<u>na</u> excellent	<u>na</u> deteriorated	<u>na</u> unaltered	<u>X</u> original site
<u>X</u> good	<u>na</u> ruins	<u>X</u> altered	<u>na</u> moved      date _____
<u>na</u> fair	<u>na</u> unexposed		

**Describe the present and original (if known) physical appearance**

The East Side Historic District, located to the east of downtown Longmont, comprises the historic core of the neighborhood referred to by the same name. The district incorporates both sides of Collyer from Fourth north to Sixth and both sides of Emery from Fifth north to Long's Peak. It includes 84 predominantly residential structures; 67 of these contribute to the district, and the remaining 17 are noncontributing. Noncontributing structures are those less than 50 years old or historic houses that have been severely remodeled. As identified on the attached inventory of buildings in the district, contributing structures are those defined as being more than 50 years old and retaining their architectural integrity. Significant structures are contributing structures that have historical associations and architectural prominence. More specifically, contributing structures are those built between 1871 and 1930; the structures built between 1871 and 1900 are associated with the Colony and Longmont's early development and those built between 1900 and 1930 reflect the slow decline of the neighborhood. The district is a predominantly 19th century one with nearly half the structures having been built before 1900. These predominantly Victorian houses range from fairly large and elaborate examples of Queen Anne to small simple vernacular types with hints of classical or picturesque detailing. It is this range of size, representing the diversity of Longmont's early years that give the East Side Historic District its unique character\*.

Longmont, Boulder County's second largest city, was historically and continues to be the agricultural center of Boulder County. It was founded in 1871 by the Chicago Colorado Colony, one of the earliest and most successful of the agricultural colonies to come to the state at this time. Its success is comparable only to that of the nearby Union Colony at Greeley, which had begun the year before. Like most agricultural towns in Colorado and the West, Longmont's architecture is quite simple and reticent, especially in contrast to the state's mining towns. Longmont's Original Townsite, platted in 1871, encompasses all of Section 3. The earliest development occurred along Main, between Third and Sixth and the streets to the west and east, along Coffman and Kimbark. Early residents were either founding members of the Colony or area farmers and merchants. Construction dates of houses and locations of early schools indicate that, aside from the concentration of buildings at the center of town, early residential construction occurred on a scattered basis throughout the Original Townsite.

\*The table following this section summarizes the percentage distribution of the styles represented in the district.

# 8. Significance

Period	Areas of Significance—Check and justify below			
<del>na</del> prehistoric	<del>na</del> archeology-prehistoric	<del>na</del> community planning	<del>na</del> landscape architecture	<del>na</del> religion
<del>na</del> 1400–1499	<del>na</del> archeology-historic	<del>na</del> conservation	<del>na</del> law	<del>na</del> science
<del>na</del> 1500–1599	<del>na</del> agriculture	<del>na</del> economics	<del>na</del> literature	<del>na</del> sculpture
<del>na</del> 1600–1699	<input checked="" type="checkbox"/> architecture	<del>na</del> education	<del>na</del> military	<del>na</del> social/ humanitarian
<del>na</del> 1700–1799	<del>na</del> art	<del>na</del> engineering	<del>na</del> music	<del>na</del> theater
<del>na</del> 1800–1899	<del>na</del> commerce	<input checked="" type="checkbox"/> exploration/settlement	<del>na</del> philosophy	<del>na</del> transportation
<del>na</del> 1900–	<del>na</del> communications	<del>na</del> industry	<del>na</del> politics/government	<del>na</del> other (specify)
		<del>na</del> invention		

**Specific dates** 1871-1920 **Builder/Architect** n/a

**Statement of Significance (in one paragraph)**

The East Side Historic District in Longmont is significant because it symbolizes the early period of growth as well as the later development that took place on the east side of town. The district is set within the oldest residential area in Longmont and is tied with the "colony" period of the community's settlement. During the 1880s and 1890s, it was the place of residence for many of the town's prominent people. Later buildings in the district illustrate a change in the neighborhood due to economic changes in the community and the exodus of many of the wealthy residents from the East Side to the new, more fashionable West Side. Subsequently the East Side evolved into a neighborhood of the middle class. Aside from this historical value, the district contains the city's finest examples of the Italianate, Queen Anne, and Edwardian styles of architecture.

Longmont was founded in 1871 by the Chicago Colorado Colony, which had been formed the year before in Chicago. The company officers purchased a large tract of land in Colorado and platted a new town called Longmont. These founders then sold memberships to persons wishing to come west to farm. These first Colony members arrived in 1871 and stayed at a hotel built by the Colony until they could disperse to their own parcels of land. Some of these founding members chose also to have a house in town and still others came to the new town as merchants. Lots in the Original Townsite of the town were also sold by the Colony. Property abstracts indicate that Section 3, which was platted as the Original Townsite, was originally purchased from the government by John Bertwhistle, who sold the property to D.S. Coffman in 1865. Coffman was a founding officer of the Colony (primarily because he owned the land, and he in turn deeded the property to the Colony. The Chicago Colorado Colony was as much a real estate venture as an agricultural one.

These founding colony members were not the first settlers in the area. Farming was begun in the St. Vrain valley as early as 1859 by disenchanting miners. These miners grew hay and crops for sale at inflated prices in the mining camps. A small town called Burlington grew up on the St. Vrain river to support the shipping and supply needs of these farmers. When Longmont was platted, Burlington chose to merge with the new town, and all the residents and businesses moved.

## 9. Major Bibliographical References

see continuation sheet

## 10. Geographical Data

Acreeage of nominated property approx. 23 acres

Quadrangle name Longmont

Quadrangle scale 1:24,000

### UTM References

A 

1	3	4	9	1	7	5	0	4	4	4	6	2	9	5
Zone			Easting				Northing							

B 

13	4	9	1	7	5	0	4	4	4	5	9	6	0
Zone		Easting				Northing							

C 

1	3	4	9	1	6	0	0	4	4	4	5	9	6	0
Zone			Easting				Northing							

D 

13	4	9	1	4	9	0	4	4	4	6	1	4	0
Zone		Easting				Northing							

E 

1	3	4	9	1	4	9	0	4	4	4	6	4	8	0
Zone			Easting				Northing							

F 

13	4	9	1	6	1	0	4	4	4	6	4	8	0
Zone		Easting				Northing							

G 

Zone			Easting				Northing							

H 

Zone		Easting				Northing								

### Verbal boundary description and justification

see continuation sheet

### List all states and counties for properties overlapping state or county boundaries

state	n/a	code	county	code
state		code	county	code

## 11. Form Prepared By

name/title Ellen T. Ittelson/ Associate

organization Hammer, Siler, George Associates

date June 3, 1986

street & number 1638 Pennsylvania

telephone 303-860-9996

city or town Denver

state Colorado

## 12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national  state  local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature

*Barbara Sudler*

title State Historic Preservation Officer

date August 18, 1986

### For NPS use only

I hereby certify that this property is included in the National Register

*John Wilson Bryan*  
Keeper of the National Register

*10-2-86*

date 10-2-86

Attest:

date

Chief of Registration

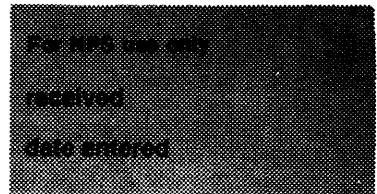
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LOCATION    ITEM #2

List of Addresses

Collyer	400 block, both sides 500 block, both sides 601
Emery	500 block, both sides 600 block, both sides
Fifth	300 block, both sides
Sixth	310, 316, 327, 353, 355
Longs Peak	351

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Most of these early residents lived in small wood frame or brick houses of various vernacular types, and a number of these early structures are present in the East Side Historic District. Simplicity of form and detail is characteristic of the Vernacular types found in Longmont, and especially in this district.

Although one finds early houses scattered throughout the Original Townsite, by the late 1870s the early residents, especially the merchants and Colony founders, began to favor the East Side over other parts of town. As these early residents began to do better in their businesses and on their farms, they built finer houses, all in the most popular styles of the day-- Italianate, Mansard, Queen Anne, and Edwardian Vernacular. It is with the so called Colony Period, 1871 to 1902, from the town's founding until the opening of the sugar factory, that this district and its significant structures are associated.

Until about 1902, the East Side was Longmont's most fashionable neighborhood. Most of its residents were either Colony founders or prosperous merchants. As a result of the prosperity brought by construction of the sugar factory, the West Side became the more prestigious neighborhood, and many of the prominent East Side families moved to the West Side at that time. Following 1902, smaller houses in early twentieth century styles were built on the remaining lots, either vacant lots or subdivided lots. These smaller houses tend to be examples of Classic Cottage or Bungalow.

In more recent years the East Side was rezoned to allow for multifamily residential uses, and a number of apartment buildings were constructed in the area. This zoning has since been corrected, but it is this intrusion of newer, larger structures that has dictated the district boundaries, and the boundaries have been set out to exclude these larger intrusive structures. More positively, the boundaries include the greatest concentration of Colony Period houses on the East Side.

The East Side Historic District was identified as part of an architectural survey conducted early in 1986. The boundaries were drawn to incorporate an integral group of structures related to the founding years of Longmont and the Chicago Colorado Colony. Structures to the west tend to be commercial and areas to the east, north, and south do not retain their architectural and historical integrity.

As noted, the earliest structures in the district are examples of vernacular types constructed either of brick or wood frame and topped by simple gable roofs. The 1883 Oviatt House is one such example, and it

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represents the simplest of these houses. It is constructed of wood frame and topped by a gable roof. The windows are wood double hung and each sash has a vertical muntin. At the front is a small porch which may be a replacement. It is important to note here that most of the construction dates are based on water tap permits; however, since the water company was not established until 1882, a house such as this could well have been built earlier than the stated 1883 date.

Another example is the 1883 Warner/Golden House at 637 Emery. The house has a truncated gable roof with shingled gables. Windows are wood double hung with single pane sashes. The full front porch has Doric columns. Warner was an early-day furniture dealer and mortician who had come to Longmont in 1875. Another example is the T.N. Boynton House at 529 Emery, constructed in 1886. It is a wood frame house with a gable roof and wood double hung 2/2 windows. The porch has been removed and replaced with an awning.

The majority of the Colony Period houses fall into the Victorian styles of Italianate, Mansard, Queen Anne, and Edwardian Vernacular (also called late Queen Anne). Italianate was the most popular of these styles on the East Side and many of the finest examples of the style in Longmont are found in this district. Examples of the Italianate range from large to small and simple to complex.

The earliest of these is the Benson House at 444 Collyer, which was constructed in 1872. The Colorado Press of April 10, 1872 noted that "Mr. A.W. Benson is fencing and setting out trees on his residence lot on Collyer. He has commenced the foundation for a two story concrete house." The mention of concrete is significant because it indicates that the house is constructed of grout, a concrete-like lime mixture, and at one time the house was called the Grout House. In the late 1880s it was used to house students at the nearby Presbyterian College. The house is two stories and topped by a low hip roof with simple brackets. The double hung windows have a single vertical muntin in each sash. The porches have been replaced. At the rear of the house is the original stone root cellar.

The S.H. Dobbins House at 425 Collyer is a good example of the Italianate style. It is constructed of brick and topped by an intersecting gable roof. It has a wrapped porch with spindle posts. The house has particular significance because a January 22, 1886 article in the Longmont Ledger described its construction:

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The new brick one and a half story cottage intended as the family residence of Mr. S.H. Dobbins is now completed, and family will take possession of it in the course of a few days. It was planned more for comfort than display, and the interior is as convenient and cheerful as it could be made. It fronts to the east, and both the parlor and dining room are entered from a veranda. These two rooms are each 15 by 15 feet in size and well lighted. There are also on this floor a good sized bedroom with a large closet, kitchen and pantry. All the woodwork on the first floor has been beautifully grained by Mr. Hart. On the second floor are three large well-lighted chambers and two capacious clothes closets. J.B. Wilson had the contract for the mason work, M.W. Boyd did the joiner work, and Mr. Hart the painting.

The other Mr. Dobbins, D.W., constructed an equally good example of the Italianate style next door at 419 Collyer. This house, which dates to 1882, has an intersecting gable roof with a spindle post porch in the ell. Above the double hung windows are elaborate panels in the brick.

Among the finest of the Italianate style houses is the Bardill-St. Clair house at 360 Fifth. The 1882 house is constructed of brick and topped by an intersecting gable roof. The porch in the ell has been enclosed; however, the elaborate bargeboards do remain in the gables. Bardill was one of the founding members of the Chicago Colorado Colony. By 1894 the house was owned by St. Clair, a well known grocer.

The W.H. Webb House at 536 Collyer represents the simplest type of Italianate found in the district. This 1888 house is constructed of brick and has an intersecting gable roof with bargeboards in each gable. In the ell is a spindle post porch and at the side is a bay window. All the double hung windows are set in segmental arches.

Fewer examples of the Mansard, or Second Empire, style are found in the district. Among the best of them is the Bemis-Davis House at 542 Collyer. The 1887 house is somewhat unusual for the style because of its low proportions. The house is brick, one story and, of course, topped by a mansard roof. At one side is a wing with a spindle post porch across its front. B.L. Bemis was the contractor for the house, and he took out the water permit. The Davis family was living at this address by 1903. George Davis, the father of this family had come to Longmont in 1870, and farmed nearby.



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Bemis also constructed the Rowen House located at 545 Collyer. The house was originally built in 1886 and D.M. Bemis took out the water tap permit. In about 1901 M.A. Rowen, a hardware merchant, purchased the one story house and hired Bemis to add a second story. This addition created a house in a Foursquare style, despite the early date.

Some of Longmont's finest examples of the Queen Anne style are to be found in the East Side Historic District. One of the most outstanding is the Mead House at 502 Collyer. It was built in 1883 by Lorin C. Mead, a founding Colony member who farmed northeast of Longmont. The town of Mead was named after him. The two story brick house is topped by a complex gable roof. Across the front is an elaborate spindle post veranda with a second story portion. Windows are double hung 1/1. Details include an elaborately worked string course and a side bay window.

Another of the larger, more detailed examples of the style is the Perrin House at 501 Emery. This 1898 house is constructed of brick, is two and one half stories tall, and has a wrapped porch with Doric columns and a corner tower. Details include wood double hung windows with stone lintels and sills and a front two story high bay window. The house was constructed by contractor E.G. Cauble for Mrs. John Perrin. The house served as the Presbyterian Manse between 1921 and 1944.

Edwardian Vernacular, or late Queen Anne, is differentiated from the Queen Anne by its more simple massing, less complex roof lines, and more abundant use of classical elements. This style was fairly frequently used on the East Side, and one of the best examples in Longmont is the Atwood-Jones House at 503 Collyer. This brick house, which was constructed in 1883, is topped by a crossed gable roof. The features that make it Edwardian Vernacular rather than Queen Anne are the paired Doric columns on the wrapped porch and second story porch and the returned eaves in the gables. The house was constructed by George Atwood, a Longmont pioneer. A Mr. Jones, one of the town's merchants, was living here by 1903.

There also are a number of smaller examples of Edwardian Vernacular such as the house at 437 Collyer. Built for S.D. Arms, a professor at the Presbyterian College, the one story brick house has a hip roof with projecting gables. The double hung windows are set in segmental or round arch openings. The wrap porch has squared Doric columns. Again it is the porch that sets this apart as an example of the style. Of interest is the description of the house appearing in the August 12, 1887 Longmont Ledger:

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One of the most convenient brick cottages in Longmont in proportion to its size and cost, is just receiving its finishing touches on Collier (sic.) street second door north of S.H. Dobbin's residence. It is the home of Mr. and Mrs. S.D. Arms, and was planned and built for their special accommodation. It is a one-story cottage containing five good sized rooms besides bath-room, pantry and two closets, with a nice cellar under the kitchen. The parlor, dining room and the family bedroom, are connected by wide folding doors. The rooms are ten feet from floor to ceiling, and all the doors and other wood work are finished in oil. There is no paint on the inside. In the south west corner of the parlor is a coal grate of neat pattern, and water has been brought into the kitchen. The house fronts to east, and is entered through a hall which is lighted by a small window of stained glass. Mr.

J.R. Thurmond has done the carpenter work, while the contract of the brick work was filled by D.C. Donovan and Co. The Ledger congratulates Mr. and Mrs. Arms, on the privilege of commencing housekeeping in such a beautiful and convenient little cottage of their own.

Mr. D.C. Donovan, mentioned above as the supplier of the brick for the Arms house, also lived in this district. In 1891 he built himself a Dutch Colonial Revival style house at 608 Emery, and this may well be the earliest example of the style in Longmont. There are in fact relatively few examples on the East Side because the style became more popular after the turn of the century; however, there are a number of examples on the West Side. The Donovan House is constructed of brick and features a cross gambrel roof and a full front porch with Doric columns. In 1901 Donovan moved to the West Side, which was becoming more fashionable at that time.

The last of the styles to be used during the Colony Period was the Classic Cottage, and there are some fine examples of the style in this district. Most noteworthy is the 1902 James Wiggins House at 534 Emery. Wiggins was a contractor who built many of the houses on the East Side, this among them. It is constructed of brick and topped by a hip roof with dormers. Across the front is a full facade porch with paired Doric columns. Unusual features include the columns in the dormer above the bay window and the pressed metal cornice below the eaves. More typical of the style is the Vanda Reed house at 533 Emery. Built in 1908, the house is constructed of brick and topped by a hip roof. Across the front is a porch with Doric columns.

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The larger examples of Italianate, Queen Anne and Edwardian Vernacular were generally built by Longmont's merchants during the period of the 1880s through the 1890s. Few large houses were built in this area after 1902 when the East Side faded as the town's most prestigious neighborhood. After 1902, Bungalows were built in the area, either on vacant lots or on subdivided lots. Water tap permits indicated that a number of owners of earlier, larger houses later divided their lot and built an adjacent Bungalow. M.J. Perrin, for example, built a Bungalow at 507 Emery in 1920, adjacent to his previously mentioned Queen Anne house. This Bungalow is typical of the area with its gable roof with half timbering in the gable and full front porch. Similarly D.W. Dobbins built a Bungalow next to his Italianate house in 1920. The Bungalow, at 417 Collyer is similar to the second Perrin House. It is constructed of brick, has a gable roof with half timber in the gable and full facade front porch with a stepped parapet wall. Thus the combination of earlier houses and adjacent later houses demonstrates the historical and architectural development of the district.

After about 1920 new construction dwindled within the area set out as a historic district. Those structures built after 1929 are designated as noncontributing.

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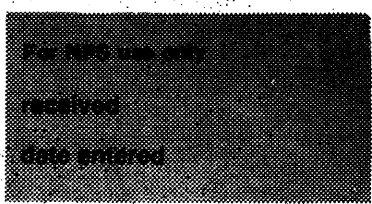
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COMPREHENSIVE INVENTORY OF EAST SIDE HISTORIC DISTRICT.

street	number	date	style	significance	map #	historic name	roll/neg
Collyer	402	1883	Vern Wood Frame	significant	22	Hall-Flansburg House	2/13
	412	1925	Bungalow	contributing	a22		18/0
	430	1885	Vern Masonry	contributing	23	M Small House	16/3
	432	1939	Bungalow	noncontributing	24		16/4
	434	1929	Classic Cottage	contributing	25		16/5
	436	1904	Dutch Colonial	contributing	26		2/20
	438	1921	Vern Masonry	contributing	27	EE Long House	16/6
	444	1872	Italianate	significant	28	A Benson House	2/21-22
	444	1872	root cellar	contributing	28		16/7
	502	1883	Queen Anne	significant	31	LC Mead House	2/23
	508	1949	---	noncontributing	--		--
	510	1883	Vern Wood Frame	contributing	32	CH Baker House	16/10
	516	1920	Bungalow	contributing	33	CW Townsend House	16/11
	520	1883	Vern Wood Frame	significant	34	AC Oviatt House	3/0
	528	c1895	Queen Anne	contributing	35		3/1-2
	532	1949	---	noncontributing	--		--
	536	1888	Italianate	significant	36	WH Webb House	3/5
	542	1887	Second Empire	significant	37	Bemis-Davis House	3/6
	Collyer	403	1901	Italianate	significant	69	Williams-Pennock House
413		1901	Italianate	significant	68	Sprague-Large House	2/14
417		1920	Bungalow	significant	67	DW Dobbins Houte	2/15
419		1886	Italianate	significant	66	DW Dobbins House	2/16-17
425		1882	Italianate	significant	65	SH Dobbins House	2/18
429		1920	Vern Wood Frame	contributing	64		23/1
437		1887	Edwardian Vern	significant	63	SD Arms House	2/19
503		1883	Edwardian Vern	significant	59	Atwood-Jones House	2/24
509		1919	Bungalow	contributing	58	Paul Neilson House	16/8
511		1895	Classic Cottage	contributing	57	George Atwood House	16/9
517		1899	Vern Masonry	contributing	56	Charles Lewis House	3/3
521		1947	---	noncontributing	--		--
525		1883	Queen Anne	contributing	55	SR Cole House	3/4
535		1886	Vern Masonry	contributing	54	WH Mushon House	16/12
545		1886	Foursquare	significant	53	Bemis-Rowen House	3/7-8
601		1894	Italianate	significant	52	Nichols-Zimbeck House	3/9,10

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Emery	516	1917 Bungalow	contributing	78 Alex Bloor House	16/20
	520	---	noncontributing	--	--
	524	1908 Edwardian Vern	contributing	79 Alex Bloor House	1/14
	530	1905 Classic Cottage	contributing	80 GW Johnson House	1/15
	534	1902 Foursquare	significant	81 James Wiggins House	1/16-17
	540	---	noncontributing	--	--
	546	1898 Vern Wood Frame	significant	82 William Gerth House	17/9
	602	1886 Vern Wood Frame	significant	86 NJ Feltham House	1/18
	608	1891 Dutch Colonial	significant	87 DC Donovan House	1/19-20
	612	1906 Classic Cottage	contributing	88 Frank Chlanda House	17/13
	616	1949 ---	noncontributing	--	--
	620	1920 Vern Wood Frame	contributing	89 Henry Hertha House	17/14
	624	1905 Queen Anne	contributing	90 Ovid Webb House	17/15
	628	1905 Queen Anne	noncontributing	91 Ovid Webb House	17/16
	634	1885 Classic Cottage	contributing	92 John Hertha House	17/17
	638	1930 ---	noncontributing	--	--
	644	1897 Italianate	contributing	93 FM Slocum House	1/21
	Emery	501	1898 Queen Anne	significant	117 MJ Perrin House
507		1920 Bungalow	contributing	116 MJ Perrin House	16/19
509		1897 Queen Anne	contributing	115 JA Heinley House	1/9
509		1897 carriage house	contributing	115	--
513		1909 Vern Wood Frame	contributing	114 Episcopal Rectory	16/21
519		1910 Vern Wood Frame	contributing	113	17/3
523		1920 Bungalow	contributing	112	17/4
525		1891 Italianate	contributing	111 TN Boynton House	17/5
529		1886 Vern Wood Frame	significant	110 TN Boynton House	17/6
533		1908 Classic Cottage	contributing	109 Vanda Reed House	17/7
537		1921 Bungalow	contributing	108	17/8
603		1910 Queen Anne	contributing	107	17/12
605-07		1949 ---	noncontributing	--	--
611		---	noncontributing	--	--
615		1893 Italianate	significant	106 Margaret Hertha House	1/25,2/1
619		1899 Vict. Eclectic	contributing	105 EF Beckwith House	1/14
625		1910 Classic Cottage	contributing	104 GW Brown House	1/23
629		1896 Vict. Eclectic	significant	103 DW Spangler House	17/18
635		1952 ---	noncontributing	--	--
637		1883 Vern Masonry	significant	102 Warner Golden House	1/22
Fifth	310	1949 ---	noncontributing	60	--
	352	1935 ---	noncontributing	76	--
	360	1882 Italianate	significant	77 Bardill-St. Clair House	1/12-13

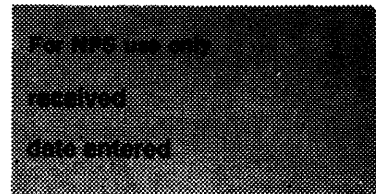
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Fifth	303	1910 Bungalow	contributing	61	16/14
	311	1913 Bungalow	contributing	62	16/15
	315	1920 Bungalow	contributing	62	16/15
	319	1907 Queen Anne	contributing	73 HS Webb House	16/16
	325	1906 Edwardian Vern	contributing	74 HS Webb House	16/17
	329	1906 Edwardian Vern	contributing	75	16/18
Sixth	310	--	noncontributing	--	--
	316	--	noncontributing	--	--
Sixth	327	1939	noncontributing	83	--
	353	1925 Bungalow	contributing	84 MC Clark House	17/10
	355	1925 Bungalow	contributing	85 SC Morgan House	17/11
Longs Peak	351	---	noncontributing	--	--

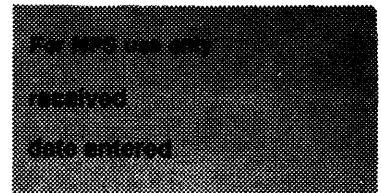
note: significant buildings are those structures with a high level historical or architectural value.

Percentage Distribution of Styles in the East Side Historic District.

style	number	percentage
Vernacular Wood Frame	10	11.9%
Vernacular Masonry	5	6.0%
Italianate	10	11.9%
Second Empire	1	1.2%
Victorian Eclectic	2	2.4%
Queen Anne	9	10.7%
Edwardian Vernacular	6	7.1%
Foursquare	1	1.2%
Classic Cottage	7	8.3%
Dutch Colonial Revival	2	2.4%
Bungalow	14	16.7%
noncontributing	17	20.2%
total	84	100.0%

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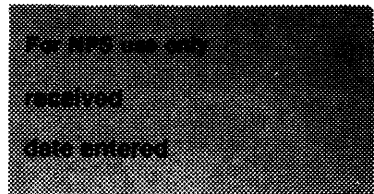
The location of early houses and siting of schools indicates that aside from a concentration of houses and commercial buildings at the center of town, most structures were scattered around the townsite. This scattered pattern may well have resulted because these early residents bought several lots, built their own house on one lot, and later sold the other lots. This pattern is borne out in the East Side because of the lack of chronological arrangement of the structures. Earlier, larger houses are interspersed with smaller, later houses. The 1871 Benson House at the northeast corner of Collyer and Fifth is one of the first houses to be built in Longmont. On lot 2 to the south is a 1921 Vernacular Masonry house. And on lot 3 are three houses dated 1883, 1929, and 1939. Lot 4 is occupied by an 1885 Vernacular Masonry house, and on lot 5 a 1925 Bungalow occupies the entire lot, a lot it once shared with a house built in 1904. On the south end of the block, lot 6, is the Hall-Flansburg-Donovan-Painter House, which is the much remodeled remnant of an 1883 house. This block illustrates the historical development typical of the district.

As documented, this district includes many architecturally significant structures. Some of these structures are among the finest examples of their styles in the city; others are among the first examples. The Benson House is one of the earliest houses to be constructed in the new town with its date of 1871. It also, therefore, is one of the earliest examples of the Italianate style. The Mead and Perrin Houses are among the best examples of the Queen Anne style in Longmont. The Atwood-Jones House is among the best examples of Edwardian Vernacular and its date of 1883 indicates that it must be one of the earliest as well. The Wiggins House is among the most elaborate examples of the Classic Cottage style, which normally shows little variety. D.C. Donovan built what appears to be the first Dutch Colonial Revival style house in Longmont.

For reasons unknown, the Longmont Ledger chose to describe the construction of two small houses on the East Side, the S.H. Dobbins House and the S.D. Arms House, in some detail. As a result, we know a little bit about construction in the mid 1880s. The Dobbins house was fully wood grained, while wood in the Arms House was oiled, not painted. Closets were few and far between, though at the time the two in each house were praised as "capacious." Mr. Donovan, an East Side resident at the time, supplied the brick and did the brick work for the Arms House.

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Similarly many of the East Side houses were associated with residents and merchants who were prominent in the community. The Williams-Pennock House was associated with Ellen Coffin Pennock. Mrs. Pennock purchased the residence at 403 Collyer from Mrs. J.W. Williams in 1902. The house, an example of the Italianate style, had been built the year before. Pennock is well known because she was a pioneer who came to the valley in 1862. She recorded her experiences in a diary that was later published. As mentioned, the Bardill-St. Clair house was constructed by founding colony member Bardill and was later owned by grocer St. Clair. Mead was also a founding colonist. Atwood was also a valley pioneer, and his successor in the house was merchant Jones.

The pattern of occupancy seems to have been one of early and founding settlers followed by merchants. The East Side was in fact the most popular area in which Longmont's well to do lived until about the turn of the century. After that time, some merchants stayed, but more left for larger homes on the newly popular west side.

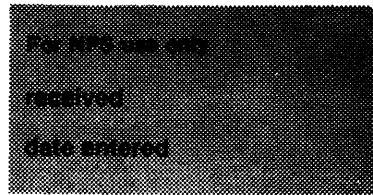
Another influence that cannot be ignored was the Presbyterian College, which was erected in 1886. It was originally planned as a large structure to be located at the east end of Sixth Avenue on Atwood Street. As it turned out, only the south wing was built and Sixth was built through. A number of the East Side's residents were teachers at the College or the high schools that succeeded it. S.D. Arms was a professor at the college. D.W. Spangler who lived at 629 Emery was one of the town's longest term and best loved teachers at the college during the time it was used as a public school. Spangler built this house in 1891, and a few years later built himself a larger house to the north on Collyer. At this location he developed a large nursery.

Thus the East Side Historic District encompasses a broad range of house types, styles, sizes, and residents that fully reflect Longmont's early years. After 1900 a few smaller simpler residences were built. The discrepancy in size illustrates the history of the neighborhood-- its primary significance as a prestigious neighborhood of the late 19th century, and its supersession by the West Side neighborhood in the early 20th century.



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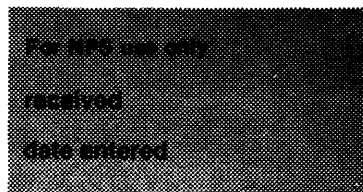
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boundary description: Beginning at the southwest corner of the intersection of Sixth Avenue and the alley between Collyer and Atwood, proceed south along the west edge of the alley to the intersection with Fourth Avenue; proceed west along the north edge of Fourth to the intersection with the alley between Collyer and Emery; proceed north along the east side of the alley to the rear property line of 319, 325 and 329 Fifth; proceed west along this property line to Emery Street; proceed north along the east side of Emery to the intersection with Fifth Avenue; proceed west along the north side of Fifth to the alley between Emery and Kimbark; proceed north along the east side of the alley to the intersection with Longs Peak Avenue; proceed east along the south side of Longs Peak Avenue to the intersection with the alley between Emery and Collyer; proceed south along the west side of the alley to the north property line of 310 Sixth and 601 Collyer; proceed east along this property line to Collyer; proceed south along the west side of Collyer to the intersection with Sixth; proceed east along the south side of Sixth to the point of beginning.

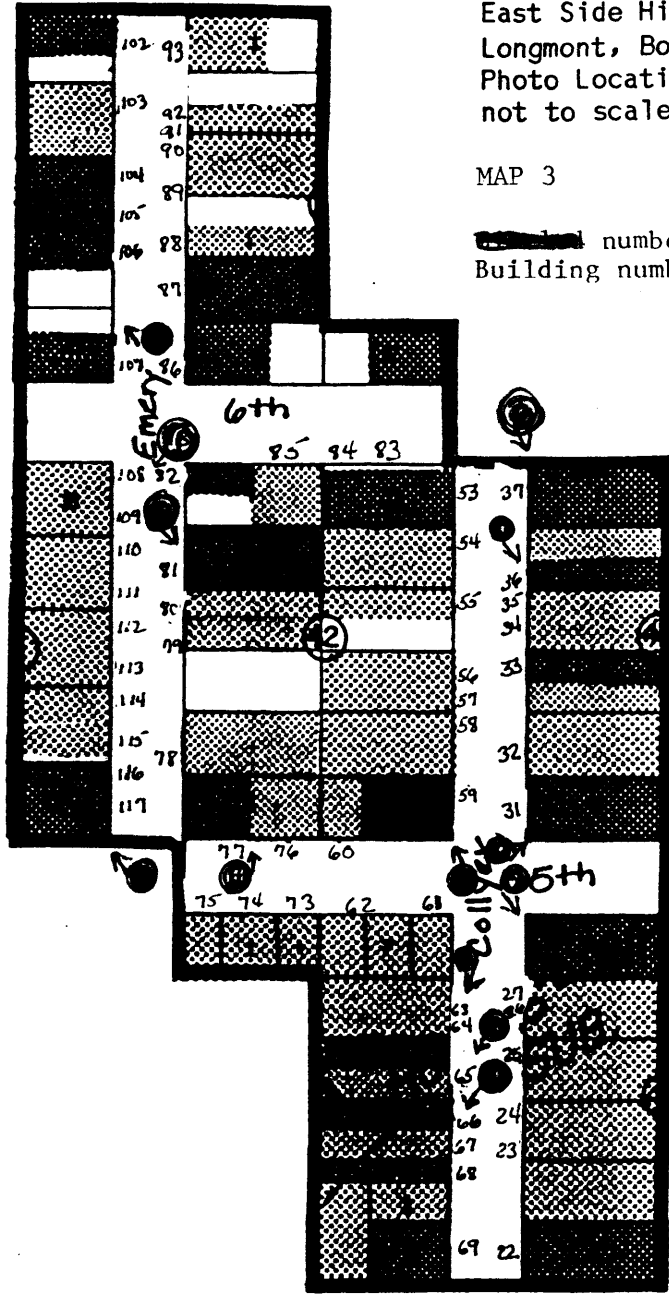
boundary justification: This historic district was identified as part of a survey of the city of Longmont. The boundaries have been drawn to include as many structures as possible associated with the Chicago Colorado Colony and the early years of Longmont's development, while excluding as many noncontributing structures as possible. The district is conceived to retain as much architectural and historical integrity in its individual buildings and whole as possible.

Long's Peak

East Side Historic District  
Longmont, Boulder County, Colorado  
Photo Location Map, 1986  
not to scale /By: Ellen Ittelson

MAP 3

 numbers keyed to photo numbers.  
Building numbers keyed to Item #7, p.8



4th Avenue

East Side Historic District

 significant/contributing

 noncontributing

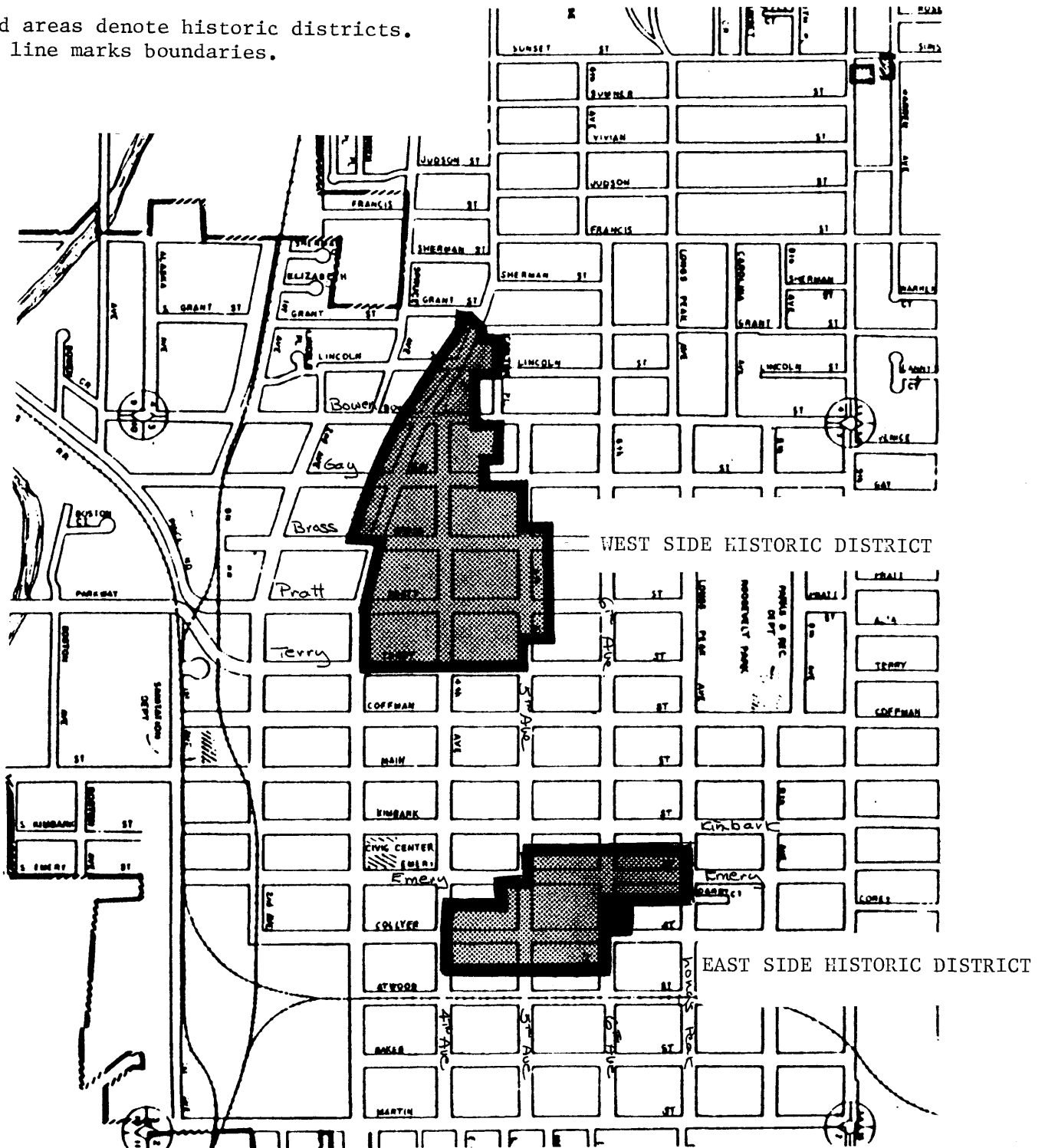


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East Side Historic District  
Boulder County, Colorado

City of Longmont Date: Unknown  
Scale 1/2"=1000'

Shaded areas denote historic districts.  
Heavy line marks boundaries.



CITY OF  
LONGMONT

## MAP 2

# Historic Districts